Pocock+Shaw

TO LET







Cherry Hinton Road, Cambridge, CB1 8BA

£2,300 pcm

4 Bedrooms
Available from 08/01/2027

EPC rating: D

45 Mill Road, Cambridge CB1 2AW

TEL: 01223 322552
E-MAIL: cambridgelettings@pocock.co.uk
WEB: www.pocock.co.uk

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Cherry Hinton Road, Cambridge, Cambridgeshire
CB1 8BA

Very nicely presented three/ four bedroom family home, offered furnished, for a maximum of 12 months. Cherry Hinton Road will allow easy access for ARM, Addenbrookes Hospital site or into the city. Not suitable for sharers - sorry.

- Three bedroom home.
- Study.
- Attractive living room with bay window.
- Good size kitchen dining room.
- Rear garden with patio and lawn.
- Shed retained by the owner for storage.
- Lockable bike store in front garden.
- Gas central heating.
- EPC - D
- Council tax band D

Rent: £2,300 pcm

Viewing by appointment

Available for a maximum of 12 months. Three or four bedroom family home (not suitable for sharers - sorry). Offered furnished. Two bedrooms and a study on the first floor, third bedroom on the top floor with a shower cubicle fitted in the room. Front garden with bike store. Long rear garden with patio. Shed being retained by the owner for storage.

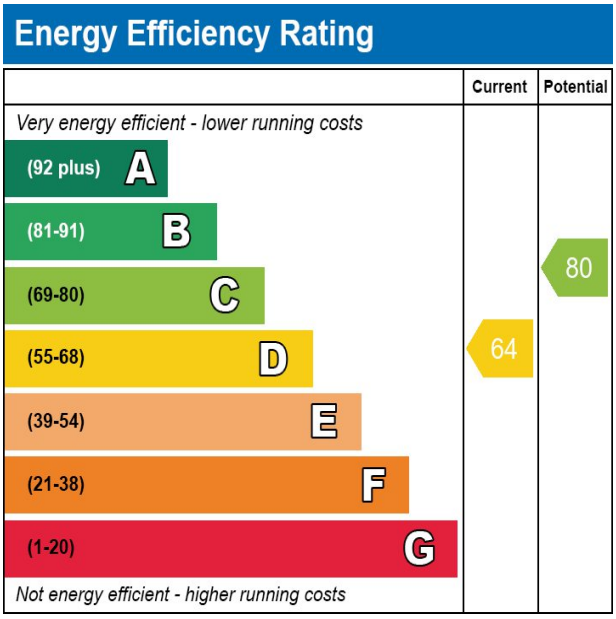
Living room
25'7" x 9'9" (7.80 m x 2.98 m)
Bay window and tall door size window at the rear allowing bright living space. Furnished - although full inventory to be confirmed.

Kitchen Dining Room
24'8" x 9'8" (7.53 m x 2.95 m)

Fitted kitchen with gas hob, dual oven, washing machine, dryer, dish washer and fridge freezer. Dining table and chairs. French doors to rear garden.

Ground floor WC
5'2" x 3'0" (1.57 m x 0.91 m)
WC and basin. Currently the 'bad art' room - pictures will not be left.

Front double bedroom
15'1" x 10'4" (4.60 m x 3.14 m)
Double bed and drawers. Overlooking Cherry Hinton Road.



Second bedroom
11'3" x 9'6" (3.44 m x 2.89 m)
Double room with built in wardrobes.

Back bedroom/ study
10'5" x 5'4" (3.18 m x 1.63 m)
Built in wardrobe and furnished as a study.

Bathroom
6'7" x 5'7" (2.00 m x 1.70 m)
Bath with shower over, basin and WC.

Top floor bedroom
16'5" x 10'11" (5.00 m x 3.34 m)
Eves storage on the top floor. Double bed and shower cubicle.

Garden
Walled front garden with plastic bike store (advised to lock bikes within the store).
Rear garden with patio and mainly lawn. The shed will be retained by the owner for storage.

Council Tax Band: D

Holding Deposit: £530

Material Information:
https://sprift.com/dashboard/property-report/?access_report_id=5829101



Applying for a Property

British or Irish Citizens must evidence their right to rent from the documents listed below.

Either:

- a passport, currnet or expired (if expired by no more than 6 months)
- a travel document issued by the Home Office
- an immigration status document sent to you when you were given permission to stay in the UK

All of the above must include a Home Office endorsement. For example, a stamp or a vignette (sticker) inside. This must say you have one of the following

- indefinite leave to enter or indefinite leave to remain in the UK
- no time limit to your stay in the UK
- a certificate of entitlement to the right of abode
- exemption from immigration control
- limited leave to enter or limited leave to remain in the UK, or permission to stay for a time limited period - this must cover the time you'll be renting
- a certificate of entitlement to readmission to the UK

Non British or Irish Citizens will need to obtain a share code and including the following documentation to indicate the named person may stay in the UK. **https://www.gov.uk/prove-right-to-rent/get-a-share-code-online**

Either:

- a British passport, current or expired. (If expired, by no more than 6 months)
- an Irish passport or passport card, current or expired. (If expired, by no more than 6 months)
- a certificate of registration or naturalisation as a British citizen

OR

Two of the following:

- a current UK driving licence (full or provisional)
- a full birth or adoption certificate from the UK, Guernsey, Jersey, the Isle of Man or Ireland
- a letter from your employer
- a letter from a British passport holder in an accepted profession
- a letter from a UK government department or local council
- proof that you currently receive benefits
- a letter from a British school, college, or university that you currently go to
- a Disclosure and Barring Service (DBS) certificate
- proof that you have served in the UK armed forces
- a letter from a private rented sector access scheme or a voluntary organisation assisting you with housing
- a letter confirming you have been released from prison within the past 6 months
- a letter confirming you are on probation from your offender manager
- a letter from the UK police about the theft of your passport

These checks need to be followed up either 12 months from the date of the previous check, or before the expiry of the person's right to live in the UK. Copies of these documents are kept and will also be sent to our reference company so they can be verified

Important

All applications and negotiations are subject to contract, successful referencing and landlord approval. The payment of the initial monies will be deemed as acceptance of these terms.

Deposit held during the tenancy:

The security deposit of no more than the equivalent of 5 weeks' rent (or 6 weeks' for a property with a rent of over £50,000 per year), is held during the tenancy and this, together with the initial rent payment, is to be received by Pocock & Shaw before the tenancy can commence.

Other costs a tenant may incur

In addition to the deposit and rent, a tenant may potentially be charged for the following when required:

1. A holding deposit of no more than one weeks' rent;
2. A default fee for late payment of rent (after 14 days);
3. Reasonable charges for lost keys or security fobs;
4. Costs associated with contract variation when requested by the tenant, at £50, or reasonable costs incurred if higher.
5. Costs associated with early termination of the tenancy, when requested by the tenant; and
6. Costs in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.